



QR Code - BROCHURE

Payment Mode :-
10% Booking | 15% Plinth Level | 7% Ground Floor Slab
7% First Floor Slab | 7% Second Floor Slab | 7% Third Floor Slab
7% Fourth Floor Slab | 7% Fifth Floor Slab | 7% Sixth Floor Slab
7% Seventh Floor Slab | 07% Masonry Work | 06% Plaster Work
06% Finishing Level

Rera Reg. No. :
PR/GJ/VADODARA/VADODARA/Others/MAA10270/060622
Website:- www.gujrera.gujarat.gov.in

In The Vicinity of 10 Mins.

- Galaxy Mall
- Inox Multiplex
- McDonald's
- Laxmi Garden Restaurant
- Jagdish Food Zone
- New Life Hospital
- Dhiraj Hospital
- Ambe Vidhyalaya
- American School of Baroda
- Podar International School
- Mauryan High School
- Sigma Group of Institute
- Pioneer Pharmacy Degree College

Disclaimer : the details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and subject to modifications / compliance required as per RERA act.

Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVC meter deposit should be levied separate (3) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (4) Possession will be given after one month of all settlement of account (5) Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done (6) While every reasonable care has been taken in preparing this brochure and can not form part of an offer, contract or agreement. The promoter can not be held responsible for any inaccuracy in this contents. (7) All plans, information and specification are subject to changes may be required by the promoters. (8) Payment schedule must be followed strictly, any delay in payment shall incur penalty. (9) Actual Dimensions may vary as per the site conditions. (10) Amenities and specification are not consider in shops.

Project By :-



Developer :
MARUTI DEVELOPERS

Site :- **Shivalay Luxuria**, Nr. Park Rest, Bh. L&T Knowledge City,
Ajwa-Waghodia Road, N.H.8, Vadodara - 390019

Booking Contact :-
+91 **96248 18787** / +91 **97273 14040**
maruti8187@gmail.com
www.shivalayluxuria.com

Architect :-
Nitin Kapadi



Structure :-
Manish Shah
Vishwakarma
Consultant



श्री १।
॥ श्री गणेशाय नमः ॥



4 & 3 BHK ELEGANT FLATS & SHOPS

A Perfect Blend of Luxury & Serenity



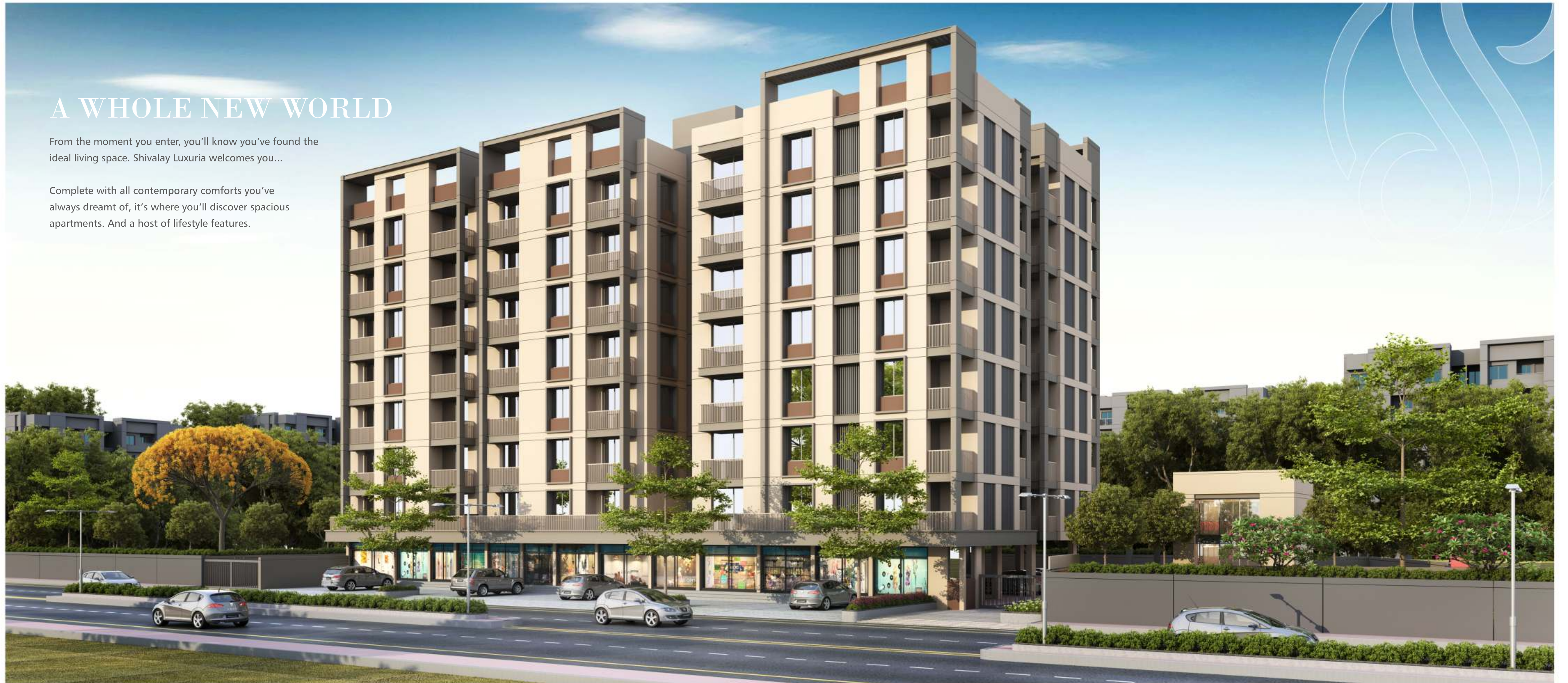
Fantastic Architecture.
Flawless Planning.
Fabulous Amenities.
Finest Lifestyle...

Welcome to "Shivalay Luxuria".
These 4 & 3 BHK premium apartments present a blissful living experience for a life time.
Come home to an ultra-luxurious adobe where there is enough space to accommodate your larger-than-life dreams.

A WHOLE NEW WORLD

From the moment you enter, you'll know you've found the ideal living space. Shivalay Luxuria welcomes you...

Complete with all contemporary comforts you've always dreamt of, it's where you'll discover spacious apartments. And a host of lifestyle features.



GROUND
FLOR PLAN

SHOPS &
PARKING



SHOP AREA TABLE

Shop No.	Size	Sq.Ft.
01	10'6" x 21'0"	220
02	10'0" x 21'0"	210
03	10'0" x 21'0"	210
04	12'10" x 21'0"	271
05	10'0" x 19'5"	194
06	12'0" x 21'0"	252
07	10'0" x 21'0"	210
08	8'4" x 21'0"	176
09	9'3" x 21'0"	194
10	9'3" x 21'0"	194
11	8'5" x 21'0"	176
12	10'0" x 21'0"	210
13	12'0" x 21'0"	252

openness &
nature



the environment which gives you the best positive
atmosphere & the exposure to nature that gives you peace



TYPICAL FLOR PLAN

1st TO
7th FLOOR



SPECIFICATION

STRUCTURE :

Well designed RCC frame structure with good quality material as per structural Engineer's design specifications.

FLOORING :

Vitrified tiles flooring with skirting in entire apartment.

DOOR & WINDOWS :

Door : Elegant entrance door and internal flushed door with both side laminated.

Windows : Aluminum windows with powder coating.

BATHROOMS :

Glazed tiles full height dedo with standard quality C.P. fittings & Concealed PVC pipe tting.

ELECTRIFICATION :

Concealed & ISI copper wiring with standard modular fittings along with A.C. Point in master bedrooms & geyser point in all bathrooms

WALL :

Internal walls with putty and primer finished, exterior walls with acrylic paint.

WATER SUPPLY :

Underground and overhead tank for 24 hours water supply with auto control system.

KITCHEN :

Granite platform with SS Sink & designer tiles dado upto lintel level.



30+ AMENITIES



A.C.
Gymnasium



Landscape
Garden



Children
Play Area



Senior Citizen
Seating



Indoor
Game Zone



Attractive
Entrance Gate



Tree plantation
Surrounding
Campus



Surrounding
Boundary wall



Security
Cabin



Adequate
Parking Space



1 AC point in
master bedroom



Internal
R.C.C. Road



CCTV
Surveillance



Power backup
in common utilities



2 Lift in
each tower



Paver Block
in RCC cut side



Underground &
Overhead tanks



Under ground
cabling



Terrace
China Mosaic



Terrace
Water Proofing



Rain Water
Harvesting



Fire fighting
System



School Van
Pickup Stand



Video Door
System



R.O. Water
Purifier



Chimney



Common
Bathroom Geyser



Windows
Mosquito net



Windows
Safety Grill



Name &
Number Plate



3 BHK | TYPICAL FLOOR PLAN
(1st to 7th FLOOR)





4 BHK

TYPICAL FLOOR PLAN
(1st to 7th FLOOR)

